



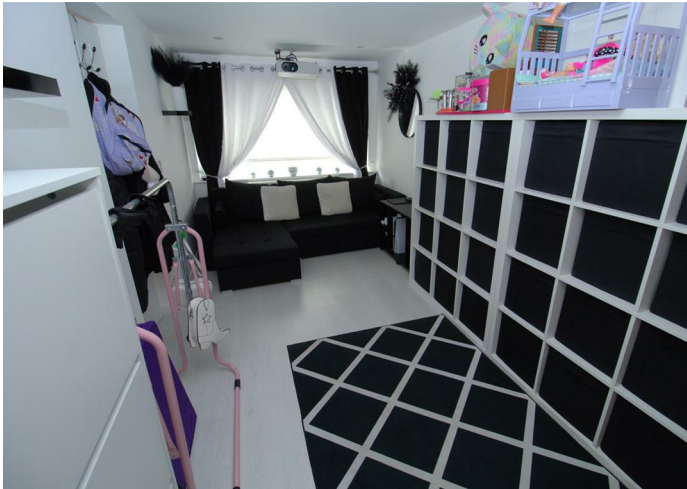
Papillon Drive, Fazakerley, Liverpool, L9 9HL

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for sale this extended three storey, three bedroom end townhouse situated on the popular Barlows Lane estate and convenient for local schools, shops and transport links. The beautiful accommodation has been upgraded by the current owners and briefly comprises; entrance hall, lounge, recently fitted Wren dining kitchen with quartz worktops, sitting room, downstairs w.c. and large internal storage area. To the first floor there are two bedrooms and a family bathroom and stairs leading to the second floor and the master bedroom. Outside there is an enclosed rear garden and open plan front garden with ample off road parking. The property also benefits from uPVC double glazing, new floorings throughout and gas central heating. An early viewing is recommended for this perfect family home.

£199,950



Entrance Hall

composite front door, tiled floor, radiator, stairs to first floor

Lounge 13'0" x 11'9" (3.98m x 3.60m)



uPVC double glazed window to front aspect, radiator, tiled floor, understairs cupboard

Dining Kitchen 9'2" x 14'10" (2.81m x 4.54m)



quality Wren white high gloss kitchen fitted in 2021 with a range of base, larder and wall cabinets with complementary grey quartz worktops and splashbacks, integrated Samsung oven and induction hob with extractor over, space for fridge freezer, plumbing for washing machine, vertical radiator, tiled floor, inset ceiling spotlights, uPVC double glazed window to rear aspect, uPVC double glazed french doors to rear garden

Sitting Room 16'8" x 7'10" (5.09m x 2.39m)

uPVC double glazed window to front aspect, radiator, laminate flooring, door to storage area

Downstairs W.C. 5'7" x 2'11" (1.72m x 0.89m)

low level w.c. and wash hand basin, radiator, tiled floor and splashbacks, uPVC double glazed window to front aspect

Storage Area 16'7" x 4'1" (5.06m x 1.25m)

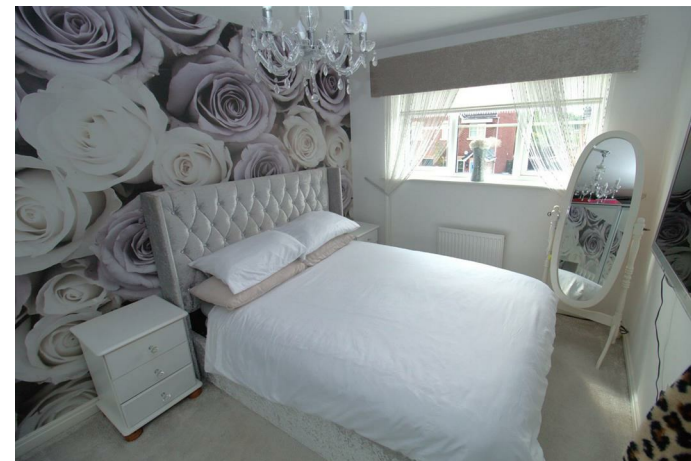
power and light. uPVC door to rear garden

First Floor

Landing

uPVC double glazed windows to front and side aspects, radiator, stairs to second floor

Bedroom 2 12'1" x 8'5" (3.69m x 2.57m)



two uPVC double glazed windows to front aspect, radiator

Bedroom 3 10'5" x 8'5" (3.18m x 2.58m)



uPVC double glazed window to rear aspect, radiator

Family Bathroom 6'4" x 7'0" (1.95m x 2.14m)



modern white suite comprising; panelled bath with electric shower over, wash hand basin and low level w.c., radiator, part tiled walls, uPVC double glazed frosted window to rear aspect

Second Floor

Landing

radiator, storage cupboard

Master Bedroom 13'6" x 11'7" (4.12m x 3.55m)



two skylights to rear aspect, two radiators, inset ceiling spotlights

Outside

Rear Garden



good sized rear garden with patio and artificial lawn, shed, gated access to rear

Front Garden

wrought iron fencework around lawn with open access to tarmac driveway

Additional Information

Tenure : Leasehold 150 years starting April 2007 paying £138.67 a year in ground rent.
Council Tax Band : C
Local Authority : Liverpool

Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate. We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



